

[Logo and Company Name] /Infracity Development Group

Project: New Caguas Judicial Center
Leaseholder: Office of Courts Administration
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Date: January 28, 2014

Leased Area Calculation

A. Offices and Session Rooms Building

Definition

Level	Gross Area (sqft)	Future Growth	Open Lobby	Net Area (sqft)
1	82,120.6	-960.2	0.0	81,160.40
2	41,223.2	-857.3	-1,126.3	39,239.6
3	41,379.9	-2,234.7	-1,420.4	37,724.8
4	41,372.2	-548.7	-1,420.4	39,403.1
5	39,455.9	-1,694.9	0.0	37,761.0
6	37,482.1	-1,183.6	0.0	36,298.5
7	28,245.3	-2,844.4	0.0	25,400.9
8	26,090.4	0.0	0.0	26,090.4
9	12,035.0	0.0	0.0	12,035.0
Total	349,404.6	-10,323.8	-3,967	335,113.7

Area As Per Contract=
353,165.2 sqft

OCA	Ramhil
80,448.63	82,248.02
38,975.14	40,059.86
38,405.41	39,910.20
39,205.67	39,910.20
38,068.53	39,458.49
35,926.87	37,502.49
25,191.58	28,297.67
26,006.87	26,156.73
12,005.72	12,077.22
334,235.42	345,620.88

Difference= -18,051.5 sqft
Lease Fee= \$ 32.85 /sqft
Total Lease Payment= \$ 917,373.75 monthly

B. Parking Building

Level	Width	Length	Gross Area (sqft)	Stairs Elevators	Ramp	Cisterns	Ramhil Offices	Ramhil Storage	Net Area (sqft)
1 st Level	246.0	368.2	90,569.8	813.0	-9390.7	-16,801.8	-2,169.9	-3,248.5	59,771.9
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5
2 nd Level	246.0	368.2	90,569.8	905.3	-34,378.5	0.0	0.0	0.0	57,096.6
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5

3 rd Level	246.0	368.2	90,569.8	597.9	-34,378.5	0.0	0.0	0.0	56,789.2
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5
4 th Level	246.0	368.2	90,569.8	597.9	-34,378.5	0.0	0.0	0.0	56,789.2
Ramps	123.0	279.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5 th Level	246.0	368.2	0.0	2,460.8	0.0	0.0	0.0	0.0	2,460.8

Net Total Area=	336,043.2	sqft
Area As Per Contract=	324,452.6	sqft
Difference=	11,590.6.	sqft
Lease Fee=	\$	19.30 /sqft
Total Lease Payment=	\$	521,827.85 monthly

Judges Parking

	Net Area (sqft)
Judges	14,146.9

Lease Fee=	\$	19.30/sqft
Total Lease Fee Payment=	\$	22,752.93 monthly

Total Lease A Payment=	\$	917,373.75
Total Lease B Payment=	\$	521,827.85
Total Lease C Payment=	\$	22,752.93
Total Lease Payment=	\$	1,461,954.54
As Per Contract	\$	1,488,617.61
Difference	\$	26,663.07